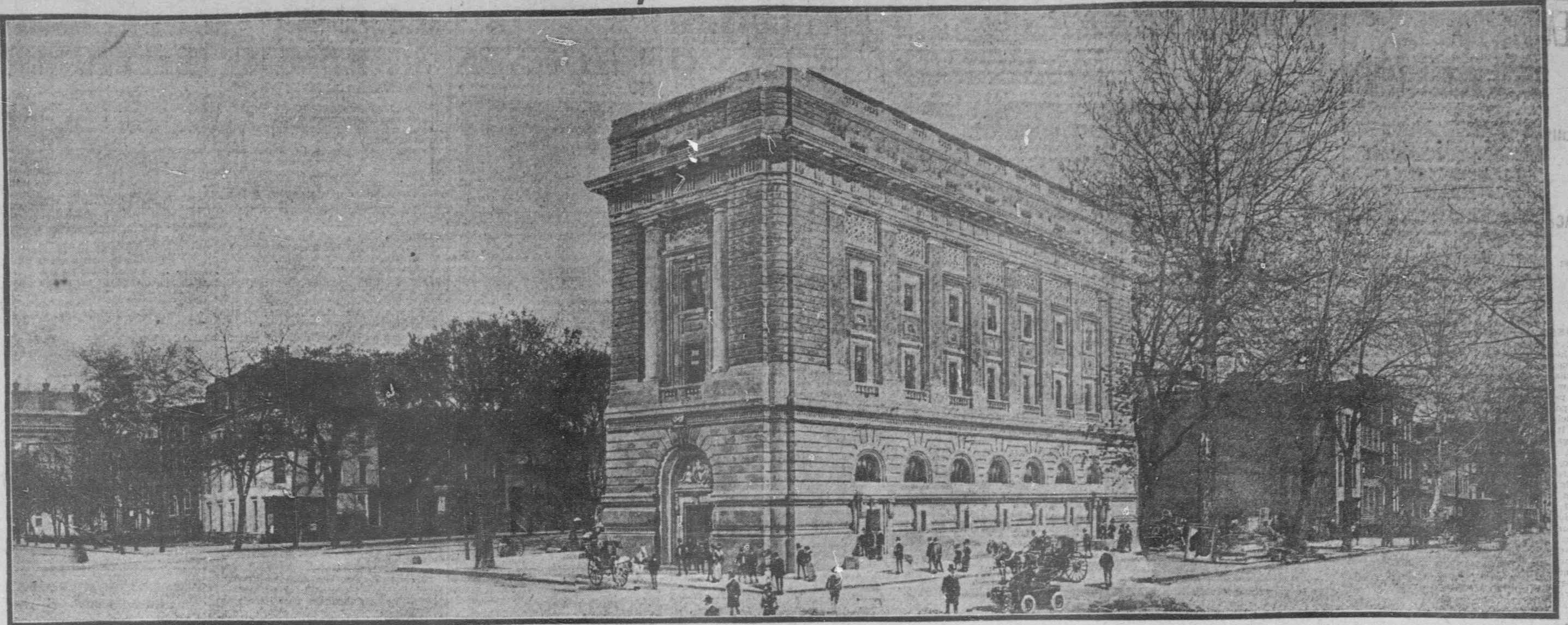


How New Masonic Temple Will Look on Its Proposed Site



At the meeting last night of the Masonic Temple Association, on the request of Dr. Francis J. Woodman, grand master of Masons of the District of Columbia, June 24, St. John's Day, was set as the date for laying the cornerstone of the new Masonic Temple.

READY FOR GRADING RHODE ISLAND AVE.

Improvement in Northeast
Probably Completed
This Summer.

Assistant Engineer Commissioner Jay J. Morrow has had completed in the office of Engineer of Highways C. B. Hunt plans and specifications from surveys made for the grading and improving of Rhode Island avenue northeast, from Brentwood avenue to Queens Chapel road, a distance of five blocks.

Congress, at its last session, appropriated \$10,000 for this improvement, with the proviso, as recommended by the Board of Commissioners, that the land necessary for the improvement of the avenue be dedicated without cost to the Government for the improvement and opening of that thoroughfare to 120 feet wide, as provided for in the permanent plans of avenues, highways, and streets.

Captain Morrow says that beyond South Dakota avenue, through the Woodbridge section, where the thoroughfare is narrow and considerably short of the required 120 feet width, dedication for the necessary land to carry out the improvement has not been made by the property owners in that section. He is of opinion that there will be no trouble in that, however, as he thinks the land owners there, appreciating the importance of the improvement and the great benefits that will accrue to lots abutting on the widened avenue, will readily fall into line.

Just as soon as this is done bids will be advertised for the work of grading and macadamizing, contract let, work started, and pushed to completion as fast as possible. It is thought the work will be completed this summer.

As Rhode Island avenue is the main thoroughfare of the rapidly growing section of the northeast this improvement will greatly enhance values of property in that neighborhood. In addition to this work the completion of the new intercepting sewer is also a point of much value and will give to house builders all the advantages possessed by city houses. Several subdivisions, notably Sherwood, along the avenue, are being successfully exploited and a number of new houses are now under way or plans made for their early undertaking.

The country in this section is high and rolling and with the convenience of improved streets and increased transit facilities there is every probability that building operations will be lively in that section during the coming spring and summer.

NEW COLONY OF ROYCROFTERS.

Dr. Bierle, of Philadelphia, has purchased a plot of 100 acres on the Pocono mountain, about a mile and a half from Cresco, on which he intends to establish a colony of Roycrofters. There is to be a large central administration building, and about this will be grouped the cottage homes of the members of the society, which will be created as they are required. Broadhead's creek flows through the tract, and the location is considered one of the most slightly and desirable in all that picturesque and beautiful region.

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1414 F Street N. W.

BUY ENTIRE BLOCK TO BUILD HOUSES

Seventy-five or Eighty New
Homes Will Cost
\$300,000.

The Kennedy & Davis, Co., builders, has bought the entire square of ground bounded by A and B streets, Fourteenth and Fifteenth streets northeast, located about two squares northeast of Lincoln Park, and intend to erect seventy-five or eighty two-story dwellings on the tract. The amount of the investment will represent fully \$300,000 and will add largely to the activity in building which has been so pronounced in that section.

This firm has largely built in the northwest section, and their houses have attracted favorable attention by their many novel features and the excellence of construction. In turning their energies to the northeastern part of the city they have shown their confidence in the continued growth of that desirable location.

THREE-STORY HOUSE FOR KALORAMA AVE.

Within a fortnight the Kennedy & Davis Company will begin building operations on a commodious three-story and English basement residence on Kalorama avenue, between Eighteenth street and Columbia road, Washington Heights, which will cost approximately \$25,000. The design by Architect A. H. Sonnenman is reminiscent of the best type of the old Colonial and will add one more to the many handsome houses which are so plentiful in that beautiful part of the city.

SECURING ESTIMATES FOR TELEPHONE EXCHANGE

Estimates are now being secured from builders for the construction of the new telephone exchange building at 420 Columbia road, Columbia Heights. The building is to be three stories and basement high, of brick and granite construction and fitted with every requirement for the convenience of subscribers to the telephone system in that section, which at present is served by the exchange located at Fourteenth and R streets.

"SUCH WE DO NOT SELL."

Captain Amundsen, having lost several dogs in his expedition to the Arctic regions, told some of the Netchillie tribe he would purchase one from them. The suggestion caused consternation, and was promptly refused. An explanation was demanded. The man applied to returned the next day with a chubby, laughing boy on his back. "Such we do not sell," he said. Amundsen was astonished. "You wished to purchase one," said the man, seeing Amundsen's perplexity. Finally, it was discovered that the Greenlandic term for "dog" was equivalent to "child" in the Netchillie language.



Randle Highlands is the same distance from the Capital as Dupont Circle. The United States Realty Company broke all records in selling lots and villa sites in 1906, and expects to break its own record in 1907. Many purchasers made 100 per cent profit last year; greater opportunities this year. Lots, \$10 to \$500, on small monthly payments. Send for plat and prices and free automobile to see property. Go out and see city spread.

U. S. REALTY CO.
7th St., La. Ave. and Pa. Ave. N. W.
Firemen's Insurance Bldg.

IMPROVE PROPERTIES ON NEW YORK AVENUE

Plans for the improvement of premises 1403, 1405, and 1407 New York avenue northwest, are in contemplation which embrace the entire remodeling of the three houses. It is a part of the plan to put in new fronts and convert the buildings into stores as the demand along that street for store property has made them most desirable.

The property in question is a part of the holdings of Thomas F. Walsh in that square, and the extensive alterations proposed would indicate that for the present at least the cherished idea of Mr. Walsh to build a magnificent office building on the site has been abandoned.

The present structures are four-story buildings erected many years ago that have been partially remodeled for offices and will now lose their identity in the changes to be made.

C. J. WALKER AWARDS CONTRACT FOR BUILDINGS

Charles J. Walker has awarded the contract for the construction of thirteen two-story brick dwellings, 1500 to 1624 I street northeast, after plans prepared by Architect Julius Wenig. The cost of the entire row is estimated at \$28,000. The houses will be fitted up with the latest equipment of modern houses and will make a valuable addition to the many pretty homes lately built in that locality.

THREE ONE-STORY STORES FOR LOUIS STEERMAN

N. R. Grimm, architect, has prepared plans for three one-story brick stores which Louis Steerman will erect on the lot recently purchased from Edward J. Stellwagen, at the corner of Eighteenth street and Florida avenue. The lot cost \$10,250 and the estimated cost of the store buildings is placed at \$7,000. Later it is intended to make additional improvements on the lot which has a frontage of fifty feet on Eighteenth street and ninety feet on Florida avenue.

JOSEPH BROWN TO BUILD TWO-STORY FRAME HOUSE

D. H. Matthews has applied to Inspector Ashford for a permit to erect a two-story frame dwelling at Rhode Island avenue and Twenty-sixth street northeast, at a cost of \$2,200. Architect Louis Langill is named in the permit, and Builder Joseph Brown will do the work of construction.

THE CUMULATIVE EFFECT.

While giving evidence in the Chicago divorce court the other day, a woman produced from a paper two pounds eleven ounces of brown hair, which she said her husband had pulled out of her head in the last six years. It does not seem to be much a day, when you come to reckon it; but it is the cumulative effect the lady complained about.—London Globe.

Only \$5,000 for a desirable Home in Mt. Pleasant

An attractive 2-story house, pressed brick and stone front; southern exposure. Cellar under entire house. Parlor, Reception Hall, Dining Room, Pantry, and Kitchen on 1st floor; 3 bright rooms, tiled bath and large closets on 2d floor. 2-story rear porch; front and rear yards. Location is of the very best—only a few feet from 14th st. cars. A bargain for \$5,000.

Thos. J. Fisher & Co. Inc.
1414 F St. N. W.

BOYS' REFORM SCHOOL NEARLY COMPLETED

Work on the administration building and cottage of the Reform School for Boys, at Mt. Rainier, on the Bladensburg road, destroyed by fire on the night of December 19, 1905, is nearing completion. Early this summer the buildings will be occupied by the administration officers. The cottage is for the housing and care of boys.

Congress appropriated the sum of \$100,000 for the restoration of the burned buildings, which is being expended under the direction of the Attorney General. The design, already published in the columns of The Times, was made in the office of James Knox Taylor, Supervising Architect of the Treasury, and is of the most practical character, while not slurring the architectural opportunities offered by the beauty of location.

MRS. LOHR TO BUILD HOUSES ON HOWARD STREET

Mrs. B. M. Lohr has awarded the contract for the construction of two two-story brick dwellings at 634 and 636 Howard street northwest, at a cost of \$6,000. The rapid increase of building in that locality has transformed it from a suburban settlement into a thickly settled part of the city.

NEW YORK LAND VALUES ASTOUNDING FIGURES

NEW YORK, April 6.—The total land valuations of New York city by its recent census reached the enormous figure of \$5,800,000,000. This is an increase of \$400,000,000 in 1907 over 1906, and in turn, showed an increase of \$180,000,000 over 1905.

Within a decade the increase has been considerably over 100 per cent. New York real estate is today valued at more than one-twentieth of the entire wealth of the United States.

It is greater than the entire wealth of many States, and even of many foreign countries. It is 25 per cent more than the entire wealth of Holland, Spain, Sweden, and Norway, 50 per cent more than Switzerland, Denmark or Portugal; it is one-third that of Italy, one-fourth that of Austria-Hungary, one-fifth that of Russia, one-seventh that of Germany, one-eighth that of France, one-tenth that of Great Britain and Ireland.

HOW DISAPPOINTING.

Eastern papers which are referring to Senator Curtis as a "half-breed Indian" are putting the color on too thick. The mother of Mr. Curtis was only one-fourth Indian, and his father had no Indian blood at all, which makes the new Kansas Senator an eighth-breed.—Kansas City Journal.

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MASONS WATCH WORK OF RAZING HOUSES

Every day a crowd of Masons may be seen gathered about the corner of Thirteenth street and New York avenue watching the work of the contractors clearing off the site of the new Masonic Temple. Within a fortnight it is expected the foundations will be begun and the long-deferred hopes of the fraternity will have evidence of the early completion of their cherished ambition that this city will have a temple equal in beauty to that of any in the United States. The design by Wood, Donn & Deming, architects of this city, has already been published as has the fact that the Thompson-Starrett Company are the contractors for construction.

LET GRADING CONTRACTS ON GETTYSBURG LINE

The Washington, Frederick, and Gettysburg Railway Company, which contemplates building a line connecting the points named, has let a contract for grading its track in Frederick. Outside of that city three miles of grade are completed and track laying will soon begin. It has been a long cherished project to have a direct line from this city to Gettysburg, and it now seems probable that the plan will be carried out.

SUN-PARLOR ADDITION TO DR. CROSSON'S HOUSE

Julius Wenig, architect, has drawn plans for a handsome sun parlor and conservatory, which Dr. H. J. Crosson will add to his residence at 1745 M street northwest. The plans are now in the hands of builders and represent a novel and attractive design that will add very much to the pleasure and comfort of the occupants.

INDIANS IN THE UNITED STATES.

In round figures there are 284,000 Indians in the United States at the present time, 91,000 of whom are in Indian Territory and 15,000 in Oklahoma, or 106,000 in the coming State. Those of Indian Territory, the five civilized tribes—Cherokees, Creeks, Choctaws, Chickasaws, and Seminoles—have been managing their own affairs for two-thirds of a century, and are in all respects fitted for the citizenship which they are soon to exercise. All of these, and nearly all of those in the Oklahoma end of the coming State, wear civilized dress, and have schools, churches, and the other accompaniments of civilization.—Leslie's Weekly.

TWO-STORY APARTMENT HOUSE FOR NINTH ST.

Annie E. Harr has commissioned Architects Spelden & Spelden to prepare plans for a two-story apartment house which she will erect at 725 Ninth street northeast. The house will have a frontage of thirty-five feet, is designed on the semi-colonial style, and is neat and modest in appearance and fitted with the usual equipment of an up-to-date house. Work will begin as soon as estimates can be obtained.

TRUST DEED OF \$100,000 ON FIFTEENTH STREET LOT

The firm of Swartzell, Rheem & Henney, real estate brokers, has placed on record a deed of trust for \$100,000 on lot 23, square 222, on Fifteenth street, between New York avenue and H street, to secure a loan to run five years at 5 per cent interest. The National Savings and Trust Company is named as trustee. The money is to be used for the erection of the firm's magnificent new office building.

Business Secrets Regarding Real Estate

- SECRET I. Next to the price, the location is one of the most important items to be considered in the purchase of real estate.
- SECRET II. The land, not the house, is what the owner must look to for an increase in value.
- SECRET III. Paying rent is expensive and unnecessary.

These Secrets Applied to

SHERWOOD'S SUBDIVISION

SECRET I Applied: Sherwood's Subdivision is ideally situated for convenience to the city and all department buildings. It is located in the Northeast section, between 20th and 24th Streets, Rhode Island Avenue, upon which thousands of dollars are being spent in improvements, runs through the property, and when improved will furnish a direct route through the most beautiful sections of the city, running into Connecticut Avenue at 18th Street. The property is within one fare and 15 minutes of the city; is supplied with sewer, water, electric lights, and all other city improvements. It is high and healthful in winter, and cool and pleasant in summer, and is being rapidly covered by attractive houses.

SECRET II Applied: The lots in the subdivision are three times larger than those offered in other subdivisions in the city of Washington. They are 45x45 feet, face broad streets and avenues, and run back to convenient alleys. (Compare this with the 18x70-foot lots offered by other real estate companies, completely covered by dwellings sustained by neighboring houses.) All houses in the neighborhood are of an attractive appearance, and are surrounded by broad lawns and wide verandas.

SECRET III Applied: By an arrangement with the building associations we are enabled to offer lots in SHERWOOD'S SUBDIVISION at terms that will make your real pay for your home. We want to explain our plan to you; we want you to get acquainted with this property; we want you to build a home there; we want you to become enthusiastic about it like we are, and we know you will do so if you will let us show you the property.

We stand ready to convince you at any time that we will give you larger lots, more conveniently located, and on easier terms than any other real estate company in Washington. Don't you believe it? Send for particulars.

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